DECLARATION OF RESTRICTIONS

DAN BUNN, INC., the purchaser of the following described real premises, situate
in the County of Yamhill, State of Oregon, to-wit:

PARCEL 1: Lots 155, 156, 157, 158, 168, 169, 172, 173, 174,
175, 176 and 179, SECOND ADDITION TO EOLA WALNUT GROVES in
Yamhill County, Oregon.

PARCEL 2: Lot 177, SECOND ADDITION TO EOLA WALNUT GROVES in
Yamhill County, Oregon, EXCEPT the North 100 feet of the West
450 feet of said Lot 177.

PARCEL 3: The East 210 feet of the South 214.5 feet of Lot
178, SECOND ADDITION TO EOLA WALNUT GROVES in Yamhill County,
Oregon.

hereby makes the following declarations as to limitations, restrictions and uses to
which said lots or tracts may be put, and hereby specify that said declarations should
be and constitute covenants that run with the land, as provided by law, and that the
same shall be binding upon those in whom title to said lots or tracts is or may here-
after be vested, together with all persons, including corporations and other legal
entities claiming by, through or under them. These declarations are for the benefit
of and limitation upon all future owners of said lots or tracts and are made for the
purpose of keeping the same desirable, uniform and attractive. Said declarations
and/or restrictions are as follows:

1. There shall not be stored or kept upon said lots or tracts in
open and plain view any old, nonusable motor vehicles, of any type, or
any such motor vehicle which has been stripped or which would be consider-
ed junk; nor shall any of said lots or tracts be used as a motor vehicle
junk yard or for the furtherance of an automobile wrecking business,
whether or not said lot or tract be wholly or partially enclosed by a
fence.

2. Said lots or tracts shall not be used for the purpose of rais-
ing, breeding, pasturing, boarding, buying or selling of dogs, cats,
min, nutria, rodents, pigs, pigs or piglets.

3. The exterior surface, including glass and glazing, of any dwell-
ing, or other building, erected or constructed upon said lots or tracts
shall be completed within one (1) year of the date upon which the
erection or construction was commenced.

4. No tent, camper, travel trailer, lean-to, hut, basement or other
excavation shall be used as a permanent residence, nor used as a temporary
residence or dwelling for a period longer than three (3) months.

5. Mobile homes moved upon said lots or tracts shall have affixed
thereto skirts or other nonperishable devices so that the under portions
thereof are not exposed to view.
6. All mobile homes and dwellings used as a permanent residence upon said lots or tracts shall have modern plumbing and toilet facilities installed therein, and sewage disposal shall be by means of a septic tank system meeting the requirements of the Oregon State Board of Health.

7. All buildings, including mobile homes, hereafter situate upon said lots or tracts shall be so maintained that the same shall, at all times, present a neat and orderly appearance.

8. No single living unit, of whatever kind, shall be used and occupied as a residence by other than a single family related through blood or marriage. This provision does not prevent the use and occupancy of any living unit, on a temporary basis, by casual visitors and/or guests of the owner of such unit, or any person or family using the unit by permission of such owner.

The within and foregoing restrictions are individual and severable. If any one or more of such restrictions be hereafter declared invalid or contrary to law, the remaining restrictions shall continue in full force and effect as completely as though such invalid restriction, or restrictions, had not been incorporated herein in the first instance.

DONE by order of the Board of Directors of DAN BUNN, INC., with its corporate seal affixed, this 15 day of March, 1973.

DAN BUNN, INC.

By:  

President

STATE OF OREGON )
County of Yamhill )

ss.  March 15, 1973

Personally appeared DAN BUNN who, being duly sworn, did say that he is the President of DAN BUNN, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My Commission expires: 21039

[Signature]

COUNTY OF YAMHILL

[Notary Public]

[County Clerk]

[Secretary of State]

[Registration Number]